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PICTURESQUE VICTORIA



COMPLIMENTS OF
ARTHUR BELL,
Real Estate and
Financial Agent

91 Yates Street, ✽ VICTORIA, B. C.

FAR

ITS,

ACREAGE.

FARM LANDS.

There is no safer investment to be found than, farmlands, and, as will be seen on referring to information furnished in this booklet, Vancouver Island is no exception to the rule.

We have men specially trained in the selection of farm property who have given this branch of the business careful attention, and we are in a position to offer you some of the most desirable farms in the districts surrounding Victoria.

TIMBER LIMITS.

A large percentage of the undeveloped wealth of British Columbia is the vast virgin forests of Vancouver Island. These timber limits are rapidly being taken up by representatives of the lumber interests of the American continent.

We have a few good ones and are locating others. Consult us before buying.

ACREAGE.

When the rapid growth of Victoria pointed to increased demand for sub-divisions we were here, and secured many of the most desirable locations in the city and district. Having bought at rock-bottom prices we now offer you the benefit of very low prices.

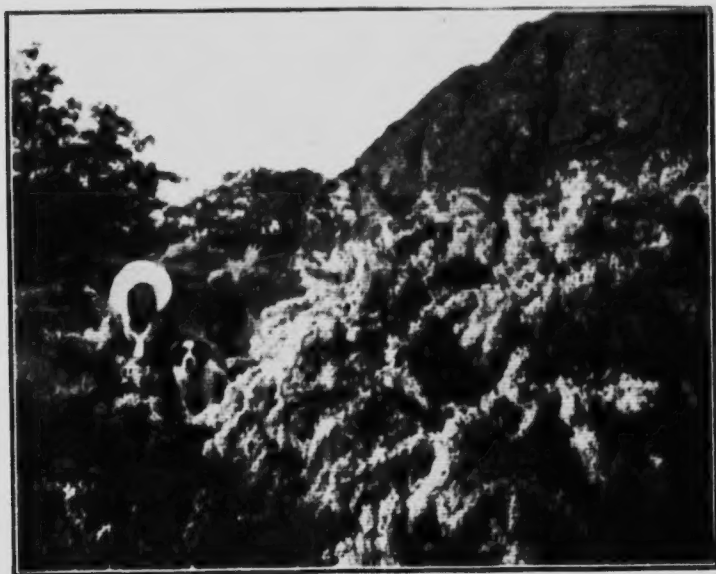
ARTHUR BELL,

REAL ESTATE AND FINANCIAL AGENT

91 YATES ST., VICTORIA.

VICTORIA

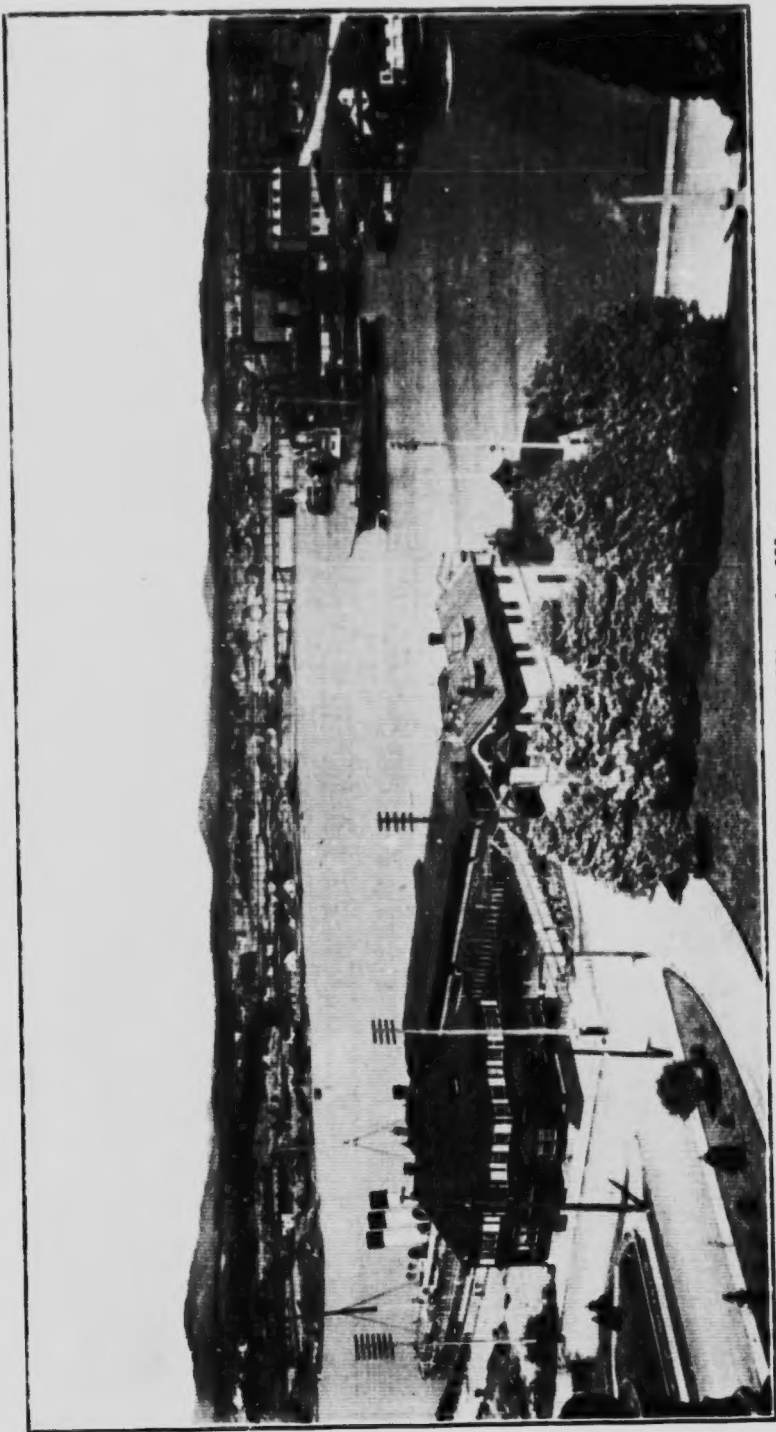
BRITISH COLUMBIA



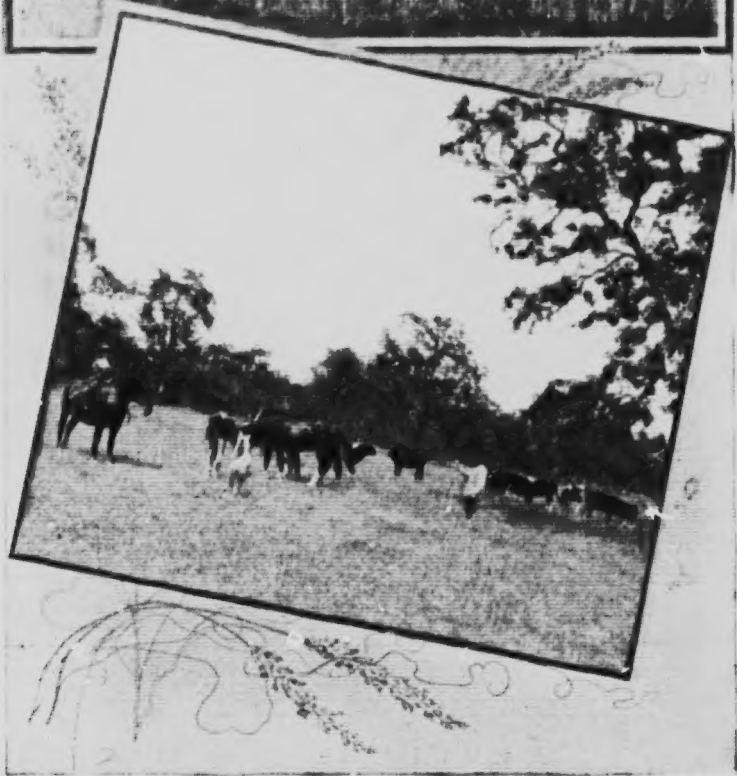
A Corner of Beacon Hill Park.

Victoria, the Capital of British Columbia, well named the "Los Angeles of Canada," is the most beautiful city on the American Continent, and one of the most beautiful in the world.

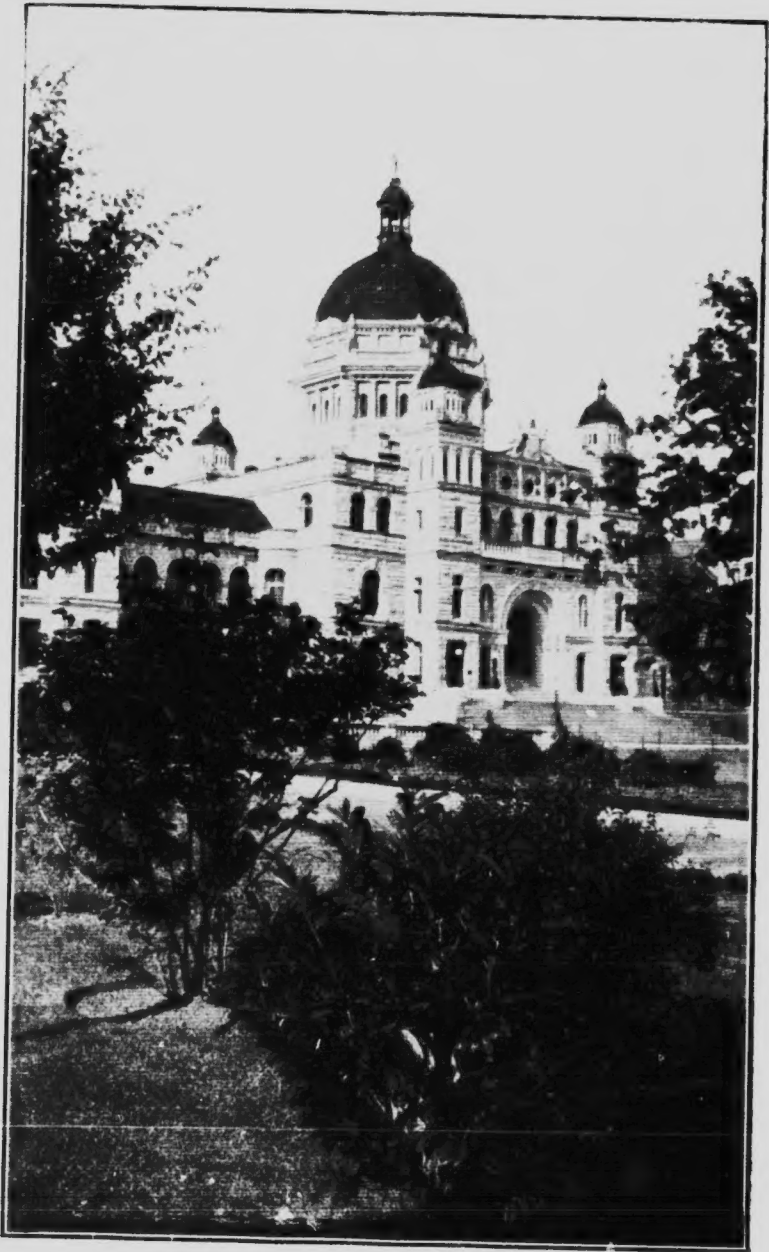
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Victoria Harbor and Victoria West.



Mixed Farming, Victoria District.
177564



The Capitol.



Sayward's Mills, Victoria.

The impression received upon rounding the promontory and obtaining the first view of the Empress City of the West is one never to be forgotten. Shipping and warehouses, mills and factories line the harbor. Wooded heights, lofty church spires and public buildings at once catch the eye. The Capitol, the finest legislative hall in Canada, at once claims the attention as the steamer glides into her berth.

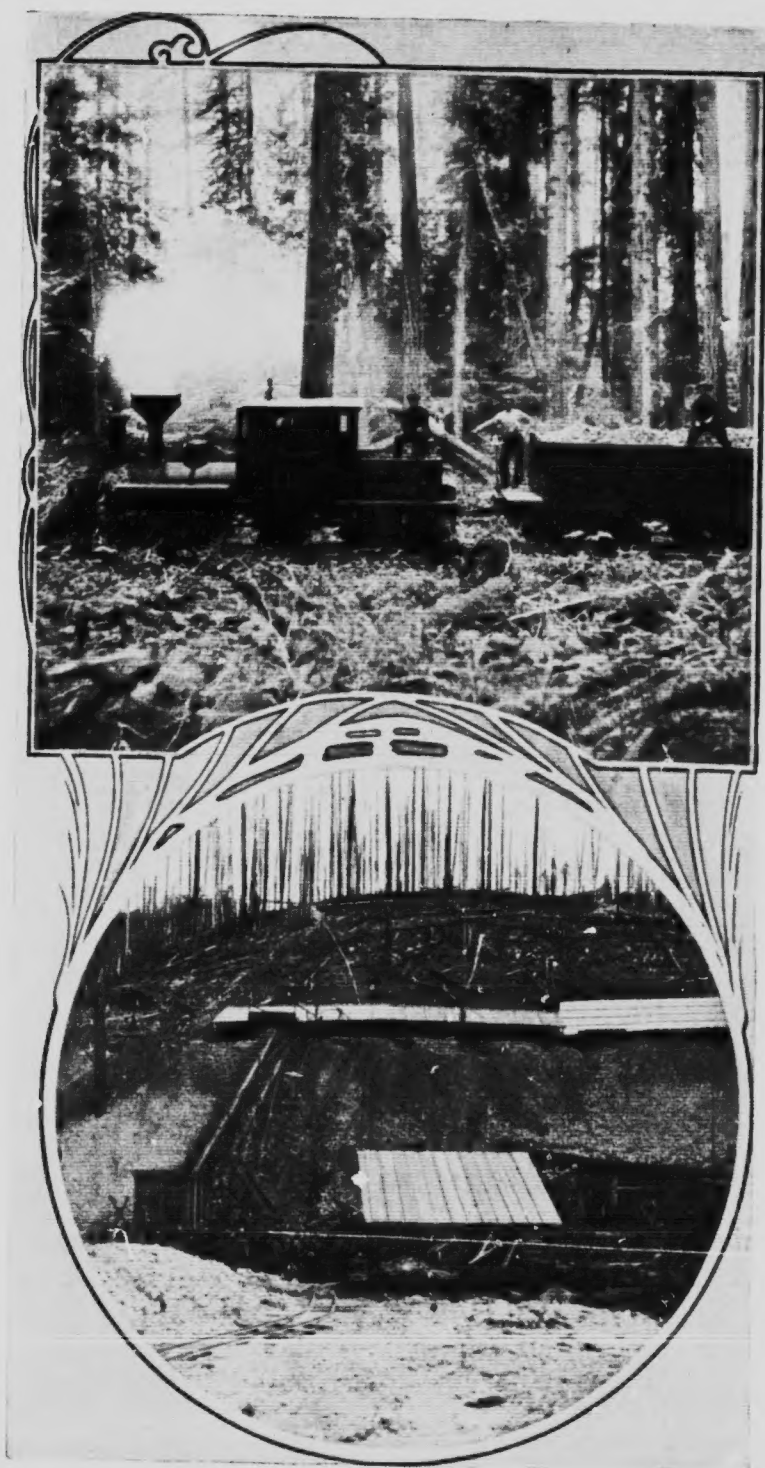
The scenery as one drives about the environs is picturesque in the extreme. Untouched by the hand of man it still retains that wild beauty so dear to the heart of the true lover of Nature.

The most famous beauty spots of the city are the Beacon Hill Park, the "Gorge," Oak Bay and Cadboro Bay. The drive from James Bay, via the Dallas Road, to the latter point is famous the world over.

The climate is as healthful as the scenery is magnificent. It is without the extremes of heat and cold which make the Middle West so trying to the constitution of the average mortal. Tourists prefer the bright, moderate, sunshiny days and the cooling, balmy sea breezes by night, to the sweltering, smothering heat of Los Angeles, that most famous resort of the United States. In summer the temperature seldom rises above 78 degrees, and in winter rarely sinks below 40 degrees. The rainfall is moderate, being only 29 inches during the year. The winters are bright and free from frost. As a result, those suffering from insomnia and nervous diseases recuperate very rapidly. Today, people are coming from California, India, Australia and South Africa. Even Englishmen prefer the climate of Victoria, the evergreen city, to that of the homeland with its fogs and damp.

INDUSTRIES.

With its position and splendid harbor, Victoria is the natural commercial centre of the Island. Boats from the smallest row-boat to the modern floating castle are manufactured on her dry-docks. Large lumber mills are here working at their full capacity. New mills were put in operation in 1906, and many others are now seeking locations. The paint works, cement works, chemical works and furniture factories are working to their full capacity.



Mt. Sicker Mine and Railway.



Victoria Homes.

SEA VIEW PROPERTY



OAK BAY



IT WOULD indeed be hard to find anywhere in Victoria a more desirable residential site than one of our Oak Bay lots.

The scenery is the most picturesque to be found anywhere on the Island.

The lots give a fine view of the Gulf with Mt. Baker and the Olympic Range for a background and while being strictly Sea View property are within three minutes walk of a car line.

The soil is a rich black loam, which has been brought to a high state of cultivation, is free from rock and brush and ready for the builder and gardener.

We have about 40 acres of this land and will sub-divide in lots of from one quarter acre to ten acres, to suit purchaser.

Consult us before buying elsewhere.

ARTHUR BELL,

91 YATES STREET.

VICTORIA, B. C.

AGRICULTURE.

In agriculture the opportunities are as great as in other lines. Increased lumber and mineral production, new manufactures mean an enlarged market for agricultural produce.

The soil is a black loam, particularly well adapted to fruit raising and garden produce. A farm will cost from \$15.00 an acre and upwards, according to location.

Hop growing is fast claiming the attention of Vancouver Island farmers, the soil and climatic conditions being equal to that of any hop-growing district in the country.

Dairying is an industry which, while in its infancy, is a very profitable business. Up to the present, less than 25 per cent of the dairy products required for local consumption alone have been produced here. Men of practical experience will find in Victoria District and Vancouver Island a field of unlimited opportunity.

FRUIT GROWING.

Apple orchards will produce, in the fifth year, about 12 to 15 tons per acre, with an average price of \$26.00 to \$30.00 per ton. Pears, 16 to 20 tons, worth \$1,000.00 at least. Prunes, 30 to 32 tons, worth from \$1,800.00 to \$2,000.00. Plums, 12 to 16 tons, worth \$840.00 to \$1,000.00. All kinds of small fruits, in addition, may be grown on the land, such as strawberries, raspberries, loganberries, etc., which more than pay the cost of labor, giving a clear profit on all the large fruits.

PRIZES WON.

In 1904 a small exhibit sent to England was awarded the gold medal of the Agricultural Society. In 1905 a car lot won first prize from all competitors in London. Fourteen medals were awarded to individual exhibits. Today British Columbia fruit commands the highest prices on the English market.



Fleming's Fruit Ranch, Victoria District.

THE POULTRY INDUSTRY.

Nowhere in the Dominion of Canada can this industry be carried to the success which has been attained here. Fresh eggs average 30 cents per dozen wholesale the year round, and retail at prices varying from 25 to 70 cents, the average price being 37½ cents per dozen. Fowls bring from \$5.00 to \$8.00 per dozen. Dressed chicken wholesales at an average of 15 cents per pound. Ducks range in price from 40 cents to \$1.00 each. Geese and turkeys pay equally well. A practical poultry farmer claims \$1.00 per head as his net profit.

WHY PEOPLE ARE COMING.

"For some years I have been running a five-acre fruit and chicken farm. The second year I cleared \$1,000.00, and since then, after paying all necessary expenses and hired help, I have made a clear profit of \$2,000.00 a year on 500 chickens and one-quarter acre of berries, and have about 150 apple and prune trees, fifty of which will commence bearing this year. Any man who will give the necessary time and attention to his chickens and fruit can easily clear \$2,000.00 a year from the second year on five acres. All he requires is sufficient capital to run the first year."

WILLIAM BAYLIS,

Proprietor Queen's Hotel, Corner Johnson and Store Streets, Victoria, B. C.

Charles W. Pettman, Quadra Street, Victoria, an expert on chicken raising, claims an average profit of \$2.25 each hen per annum. This is not a rough estimate, but figures taken from practical results as shown by up-to-date book-keeping methods.

Mrs. Ashley, of Fairview Nursery, Esquimalt Road, just outside the city limits, has averaged during the past few years 12,000 pounds of the famous Ashley berry from two acres. These berries find ready sale at 10 cents per pound wholesale, producing a revenue of \$1,200.00 a year, or \$600.00 a year per acre. These figures are not taken from the owner, but from the books of Dixie H. Ross & Co., grocers, who handled the output of the Fairview strawberry beds.

Theo. Engen, of Saskatoon: "With your beautiful climate, your magnificent resources in forest and mine and fish, you have the complement of our resources in the Middle West."



K. H. K.

Victoria Homes.

R. H. Johnson, Cadboro Bay Road, Victoria District.
 "Last season I raised from a patch of Timbrall berries, 40 by 86 feet, 1,600 pounds of marketable berries, which sold for 10 cents per pound, making \$160.00, or about \$2,000.00 an acre. This means a net profit of 8 cents a pound, or \$1,600.00 an acre. The big crop was picked in June, although berries were taken from this patch from the 1st of June to October 15th. A conservative estimate of the cost of cultivating one acre of cleared land for strawberry growing is \$75.00. The plants will cost \$8.00 per 1,000, or about \$75.00 an acre, making total cost \$150.00 per acre. If one wants to cut the figures given by Mr. Johnson in half, there would then be a very fine margin of profit left.

George J. Bagshawe, Fairfield Road, Victoria, B. C.:
 "I have raised two crops of potatoes a year off this ground for the past three years—the first crop seeded in February and dug in June, the second crop seeded immediately following the first. The first crop averaged 600 to 700 bushels to the acre, and brought \$2.00 a cwt. wholesale. The second crop, 900 bushels to the acre, sold for \$1.00 per cwt. wholesale, an average of \$880.00 an acre per year for both crops, each year."

From the above it is easy to see why people are coming to Victoria and the Island. They find here all the advantages of other parts of the country, with none of its disadvantages. They see an Island 16,000 square miles in extent—larger than the British Isles—with mineral wealth such as has made Great Britain Queen of the commercial world; with timber wealth which is the last of the great virgin tracts of the American Continent; with a situation which gives it the same opportunity for commercial supremacy as that which made the Mother Land Mistress of the Seas. For all this, Victoria is the natural distributing centre.

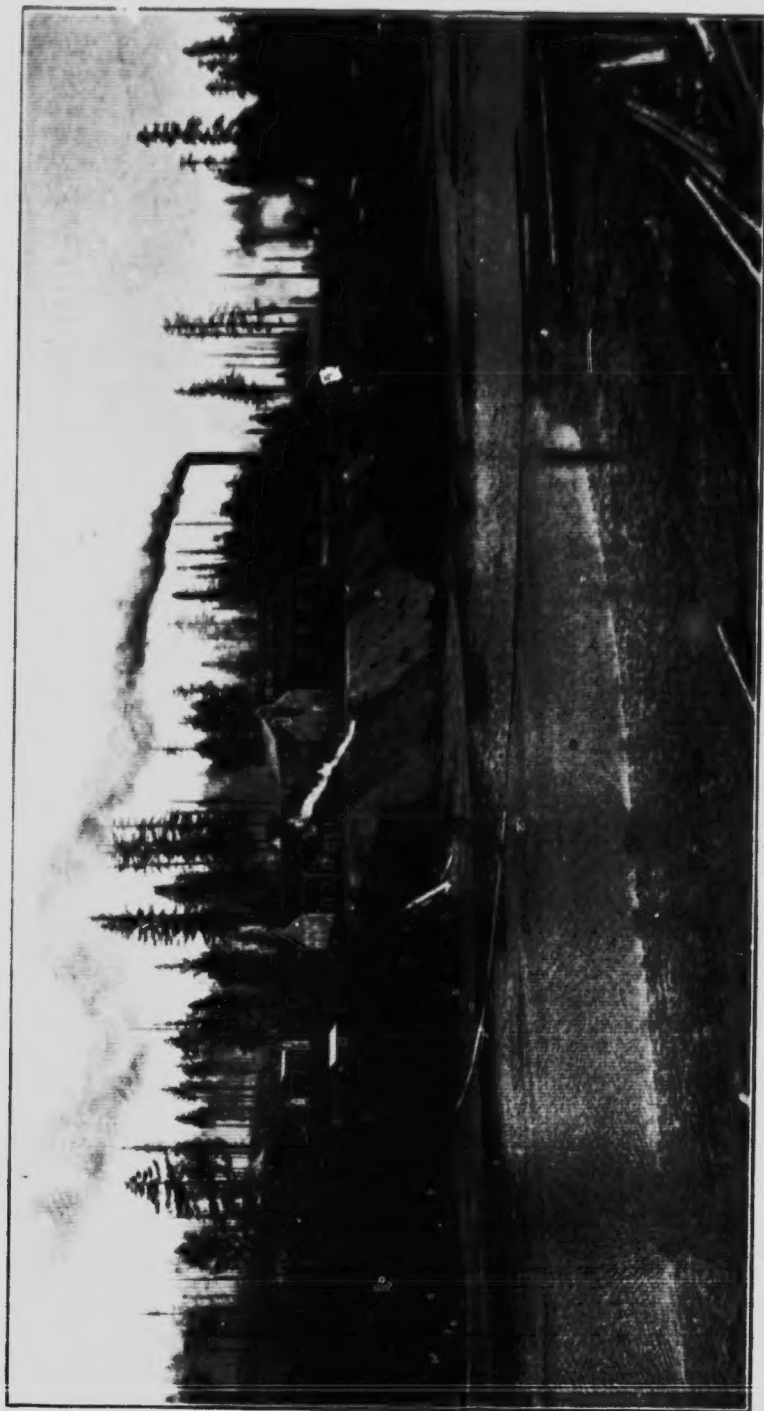
WHAT OTHERS SAY OF VICTORIA.

Mr. W. Bastead, an engineer of Pretoria, South Africa, in a published interview states that he finds here a place of residence combining opportunity and climate such as can be found nowhere else.

J. F. Kerfoot, of Ottumna, Iowa, in an interview published in the Times, Victoria, says: "With your wonderful natural resources in mineral, timber and fish, with your agricultural and fruit lands, you have almost every resource which we have in the United States. In addition, you have a climate the most equable in the world, and a fine harbor. Nothing more is required to make Victoria and the Island take a foremost place in the world.



Timber Cuts, Vancouver Island.



Tyee Copper Co.'s Smelter.

WHAT YOU WILL FIND.

VICTORIA:

A City of Homes.

VICTORIA:

The Most Beautiful City in Canada.

VICTORIA:

Has more sunshine and less rainfall and a more equable climate than anywhere else on the continent.

VICTORIA AND THE ISLANDS:

Hold out greater opportunities for development in any industry than elsewhere.

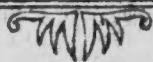
VICTORIA AND THE ISLAND:

Give larger returns for capital invested without possibility of loss, than is afforded by any other city or country. Values have increased 50 per cent. in six months, and the development has scarcely begun.



City Property

FOUR REASONS



Why Victoria City Property is the Best on the
Real Estate Market of Canada.

1 ITS CLIMATE :

The most equable in the world.

2 ITS NATURAL BEAUTY :

Unsurpassed on the American Continent.

3 ITS SURE ADVANCE :

Guaranteed by the development of British Columbia and Vancouver Island.

4 ITS LOW PRICE :

We have the choice of the best at the lowest price. We sell our own property and guarantee to deliver what we offer, and to exchange if purchaser is not satisfied.

ARTHUR BELL,

91 YATES STREET, VICTORIA.

